



## 835m<sup>2</sup> Office To Let in Brooklyn

Size	835m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R170,000
Lease Period	60 months
Availability	Negotiable
Deposit	R350,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	800
Parking Ratio	4 Per 100m <sup>2</sup>
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

All rates exclude escalation and 14% V.A.T.



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### Fehrson Point, Brooklyn, Pretoria

Prime office development with green building features  
Modern building on prominent corner location  
Ideal for corporate image and diplomatic missions  
Located on major through roads, close to access routes  
Close to banking facilities, restaurants and amenities  
High security with access control  
Energy saving features  
On public transport and Gautrain...

#### Extras

Gross Rental excludes Parking Costs, Utilities, VAT. Deposit equal to 3 months' gross exit rental. Space subject to availability. Landlord's terms and conditions apply.

#### Lease Includes

P-grade Tenant Installation done by Landlord.  
Operating Costs. Rates & Taxes. Fibre Optic  
Connectivity. Generator on site. 24 hour security. Access  
control. Backup water. Lift.

#### Lease Excludes

Parking costs. Electricity & Water consumption. Refuse  
& Sanitation. Diesel pro-rata consumption. VAT.

